

SAN LUIS OBISPO PLANNING DEPARTMENT HEARINGS  
MINUTES OF THE MEETING OF

September 2, 2005

Minutes of the Regular Meeting of the County Planning Department Hearings held in the San Luis Obispo County Planning and Building Department Conference Room, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by Kim Murry, Hearing Officer.

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of September 2, 2005, together with the maps and staff reports attached thereto and incorporated therein by reference.

**PUBLIC COMMENT PERIOD**

Patricia Martin, applicant; present for any questions on item DRC2004-00242. No comments.

**CONSENT AGENDA:**

None

**NON-HEARING ITEMS:**

1. This being the time set for hearing to consider a request by **KEVIN MARTIN** for a Minor Use Permit to allow construction of a 3,277 square foot primary residence and maximum 600 square foot guest house, which will serve as the primary residence while the larger primary residence is being constructed. The project requires a Minor Use Permit because the applicant is requesting to waive the 50-foot distance requirement from a guesthouse to the primary residence to allow the guesthouse to be 105 feet from the primary residence. The project is located at 224 Squire Canyon Road in the Residential Suburban land use category, approximately 1.5 miles north of the City of Pismo Beach, in the San Luis Bay (Inland) Planning Area. This project is exempt under CEQA. **County File No: DRC2004-00242.** APN: 076-273-018. Supervisorial District: 3. Date Accepted: July 20, 2005.

**MINUTES:**

Hearing Officer: Kim Murry

Others: Patricia Martin, applicant; Heidi Gibson, Architect.

Thereafter, on motion of the hearing officer, the Minor Use Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 10 in Exhibit B. (Document No. 2005-139)

2. This being the time set for hearing to consider a request by **WILLIAM AND TIFFANY MCINERNEY** for a Minor Use Permit to allow a 2,480 square foot addition to an existing 2,068 square foot residence. The proposal also includes a new 744 square foot garage and 910 square foot deck. The Minor Use Permit is required by Planning Area Standards for any development proposals within 50 feet of the top edge of the toe of slope bank of the Nipomo Mesa. The proposed project is within the Residential Suburban land use category located at 766 Hermosa Way, approximately four miles north of the community of Nipomo, in the South County (Inland) Palo Mesa Village) planning area. This project is exempt under CEQA. **County File No: DRC2004-00183.** APN: 075,171,006. Supervisorial District 4. Date Accepted: July 12, 2005.

**MINUTES:**

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit is granted based on Findings A through F in Exhibit A and subject to Conditions 1 through 14 in Exhibit B. (Document No. 2005-140)

3. This being the time set for hearing to consider a proposal by **RICHARD RUSS** to reconsider the conditions of approval of Minor Use Permit D010057P to allow two additional gas pumps with a 14-foot lighted canopy to an existing convenience store with two gas pumps. The reconsideration focuses primarily on road improvement requirements. The proposed project is within the Commercial Retail land use category and is located on the southwest corner of Halcyon Road and Highway One (Mesa View Drive) in Palo Mesa Village, in the South County (Inland) planning area. Also to be considered at the hearing will be adoption of an addendum completed May 16, 2003 for a previously adopted Mitigated Negative Declaration prepared in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. **County File No: DRC2004-00240**. APN: 075,162,060. Supervisorial District 4. Date Accepted: June 10, 2005.

MINUTES:

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the previously adopted Negative Declaration is adopted in compliance with applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000, et seq., and the Minor Use Permit is approved based on Findings A through F in Exhibit A and subject to Conditions 1 through 21 in Exhibit B. (Document No. 2005-141)

4. This being the time set for hearing to consider a request by **DANIEL WRZENSKI** for a Minor Use Permit to allow modification of the limitation on the maximum distance requirement of a secondary dwelling from a primary dwelling from 250 feet to approximately 485 feet to allow a 1,180 square foot secondary dwelling, with attached 400 square foot garage. The proposed project is within the Residential Rural land use category and is located at 150 Poppy Lane, approximately one-half mile west of the Dale Avenue/Los Berros Road intersection, approximately three miles north of the community of Nipomo, in the South County (Inland) planning area. This project is exempt under CEQA. **County File No: DRC2004-00246**. APN: 091,011,071. Supervisorial District 4. Date Accepted: June 15, 2005.

MINUTES:

Hearing Officer: Kim Murry

Thereafter, on motion of the hearing officer, the Minor Use Permit is granted based on Findings A through G in Exhibit A and subject to Conditions 1 through 15 in Exhibit B. (Document No. 2005-142)

HEARING ITEMS:

None

There being no further business to discuss, the hearing is adjourned.

Respectfully submitted,  
Mary Velarde, Secretary  
Planning Department Hearings